



SURPRISE

ARIZONA

Park Place

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD91-001	8/8/96	ORD91-01	2
Design Standard Revision	PADA95-049	10/9/97	ORD96-13	20
Land Removal Lot 11	PADA09-048	4/6/09		55

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
A P P R O V E D
Case No.: PAD 91-001
P&Z Comm. Approval: _____
City Council Approval: 8/8/1996
B.O.A. Approval: _____
Stipulations: _____

COUNCIL MEETING
NOVEMBER 14, 1991
MINUTES

The Mayor and Common Council for the City of Surprise held a regular Council Meeting Thursday, November 14, 1991. The Council Meeting was called to order at 7:18 p.m..

ROLL CALL OF THE COUNCIL

Mayor Villanueva, Vice-Mayor George, Councilman Broich, Councilman Arismendez, Councilwoman Shafer and Councilman Montoya were present. Councilman Garcia was absent.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was lead by Mayor Villanueva.

INVOCATION

City Manager Richard McComb gave the Invocation and requested the public to also take a minute out for Clark Maxon, a former Councilman, who is very ill.

MINUTES

Councilman Arismendez motioned to approve the minutes of the previous meetings of 10/10/91, 10/16/91 and 10/21/91, Councilwoman Shafer seconded and the motion carried.

CLAIMS

Councilman Arismendez moved to approve all claims, Councilwoman Shafer seconded and the motion carried.

GUEST SPEAKER

City Manager Richard McComb introduced Paul Henricks of Environmental Utility Service, and explained why he was brought in to operate the Sewer Plant in Sun Village. Paul Henricks gave the Council his background and explained he has been doing a needs assessment at the Sun Village Plant and what is needed. Mr. Henricks explained now is the time for an annual maintenance but there are no monumental problems.

PETITIONS, COMMUNICATIONS AND PUBLIC HEARINGS

PUBLIC HEARING FOR PETITIONER PARKVIEW PLACE PARTNERSHIP, PRELIMINARY PLANNED AREA DEVELOPMENT - APPLICATION P.A.D., 91-01, REZONING REQUEST FROM R1-43 AND C-2 TO P.A.D.

Planning and Zoning Director Shirley Berg gave the location, description and zoning request. Ms. Berg stated Parkview Partnerships are complying with the city's Comprehensive Guide. Ms. Berg stated they hope to move dirt at the first of the year.

1
2
3
4
5 Ms. Berg introduced Jerry Reynolds to answer questions the
6 Council may have. The Council discussed whether families would
7 be welcome or if it was a retirement community. Mr. Reynolds
8 explained the first phase will be for families. Mr. McComb
9 informed the Council tonight was for the zoning but when there
10 is a specific plan it will need the approval of the Council.
11 Mayor Villanueva opened the floor for comment. Mr. Bill
12 Stillings, a Happy Trails resident, questioned if there would
13 be furnished units. Mr. Reynolds said he was not sure yet.
14 There were no other comments from the floor. Councilwoman
15 Shafer moved to close the Public Hearing, Vice-Mayor George
16 seconded and the motion carried.
17

18 The Council chose to act on the rezoning request at this time.
19 Councilwoman Shafer motioned to approve the P.A.D. Zoning
20 Application 91-01, Councilman Arismendez seconded and the
21 motion carried.
22

23 **READING AND ACTION ON PROPOSED ORDINANCES AND RESOLUTIONS**
24

25 **ORDINANCE NO. 91-08 AMENDING SECTION 2.12.010 OF THE CITY CODE**
26 **TO ESTABLISH THE POSITION OF CHIEF OF POLICE** was read by title
27 by Mayor Villanueva. This was the second reading of Ordinance
28 91-08. Councilman Broich read Ordinance No. 91-08 by title and
29 motioned to adopt the ordinance, Councilman Arismendez
30 seconded. The vote was: Mayor Villanueva, Vice-Mayor George,
31 Councilman Arismendez, Councilman Broich, Councilman Montoya,
32 and Councilwoman Shafer aye.
33

34 **CONSIDERATION OF NEW BUSINESS**
35

36 **DISCUSSION AND POSSIBLE ACTION ON SURPRISE SEWER PROJECT.** City
37 Manager Richard McComb explained this is an ongoing project so
38 it will be on the agenda routinely whether there is discussion
39 or not. Vice-Mayor George motioned to table this issue,
40 Councilman Montoya seconded and the motion carried.
41

42 **DISCUSSION AND POSSIBLE ACTION REGARDING NOVEMBER 28TH COUNCIL**
43 **MEETING.** Councilman Broich made a motion to cancel the November
44 28th, 1991 Council Meeting because it falls on Thanksgiving and
45 change the meetings in December to the first and third
46 Thursday, Vice-Mayor George seconded and the motion carried.
47

48 **WESTSIDE FOOD BANK REQUEST THE CITY COUNCIL TO PROCLAIM**
49 **NOVEMBER 18 THROUGH 22 AS "HUNGER AWARENESS WEEK."**
50 Councilwoman Shafer read the Proclamation and moved to approve
51 November 18-22 as "HUNGER AWARENESS WEEK", Vice-Mayor George
52 seconded and the motion carried.
53
54
55

**PARK PLACE
P.A.D. AND FINAL PLAT *Amendment***

October 17, 1995

Revised December 11, 1995

Revised January 9, 1996

Revised February 23, 1996

PREPARED FOR:

City of Surprise
12425 W. Bell Road
Surprise, Arizona 85374

PREPARED BY:

Blossom Design Group, Inc.
3835 N. 32nd Street, Suite 5
Phoenix, Arizona 85018

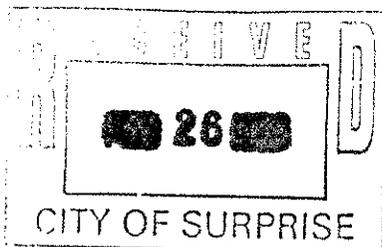


EXHIBIT - A

TO ORDINANCE NO. 96-13

HISTORY OF SITE

EXISTING LAND USE:

Park Place Development is a existing 170 acre mixed-use P.A.D. located in Surprise, Arizona. General Legal Description: That part of the Southwestern quarter (SW 1/4) of Section Twenty-eight (28) and a part of the Northwest quarter (NW 1/4) of Section Thirty (33), Township Four (4) North, Range One (1) West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. It is bordered to the north by the Del Webb Grand Avenue Property, Grand Avenue to the east, vacant agricultural land to the south/southeast, Radnor Sun Village Development to the south and Kingswood Park to the west.

The Park Place Final Plat was approved and recorded in January of 1994, a copy of the approved Final Plat has been attached for reference. The existing 170 acre Final Plat is comprised of five (5) large lots. The following breakdown of the five (5) lots show the existing size and zoning designation:

<u>AREA</u>	<u>ACRES</u>	<u>ZONING</u>
Lot 1	10.00	R-3
Lot 2	58.83	R1-5 & R-3
Lot 3 (+ Tract C)	10.00	C-2
Lot 4 (+ Tract A)	37.60	C-3
Lot 5	45.14	R-3
Maricopa Water Irrigation District (MWID)	2.25	Irrigation Canal
Parkeview Place Road	6.18	Roadway
TOTAL:		170.00 acres

In July of 1992, Lot 1 was approved and developed as a multi-family development called "Cottage Park". In January of 1993, forty-two (42) acres of Lot 2 was approved and developed as a single-family residential community called "Stonebrook". The remaining 17 acres remains zoned R-3. Lot 5 is currently zoned R-3. The remaining seventeen (17) acres from Lot 2 and all of Lot 5 remain vacant as do Lot 3 and Lot 4.

EXISTING EASEMENTS:

Maricopa Water Irrigation District (MWID) currently owns and operates a 30' irrigation canal that serves agricultural fields south of the Park Place site. The MWID parcel is "excepted" out and is not a part of the Park Place Development. There are several utility and communication easements that run parallel to the 30' MWID parcel.

A letter of authorization from MWID will be sent to the City as soon as final negotiations with Del Webb have been completed. The 30' irrigation canal will be rerouted within the Reems Road right-of-way.

EXISTING ROADS:

Parkeview Place Road serves as the only access to Grand Avenue from the Cottage Park/Kingswood Park area. Parkeview Place Road has a 80' right-of-way at the southern part of the Park Place Development and expands to a 110' right-of-way as the road nears Grand Avenue.

The 110' right-of-way expansion was designed and built to accomodate the future commercial traffic that was anticipated. All underground utility work was completed at the intersection of Grand Avenue and Parkeview Place Road for a future traffic signal. In addition, two (2) left turn lanes were designed into the new construction of Grand Avenue as traffic enters Park Place Development.

At the time of the Final Plat approval, the realignment of Union Hills Road was being discussed and the exact position of the road was never decided.

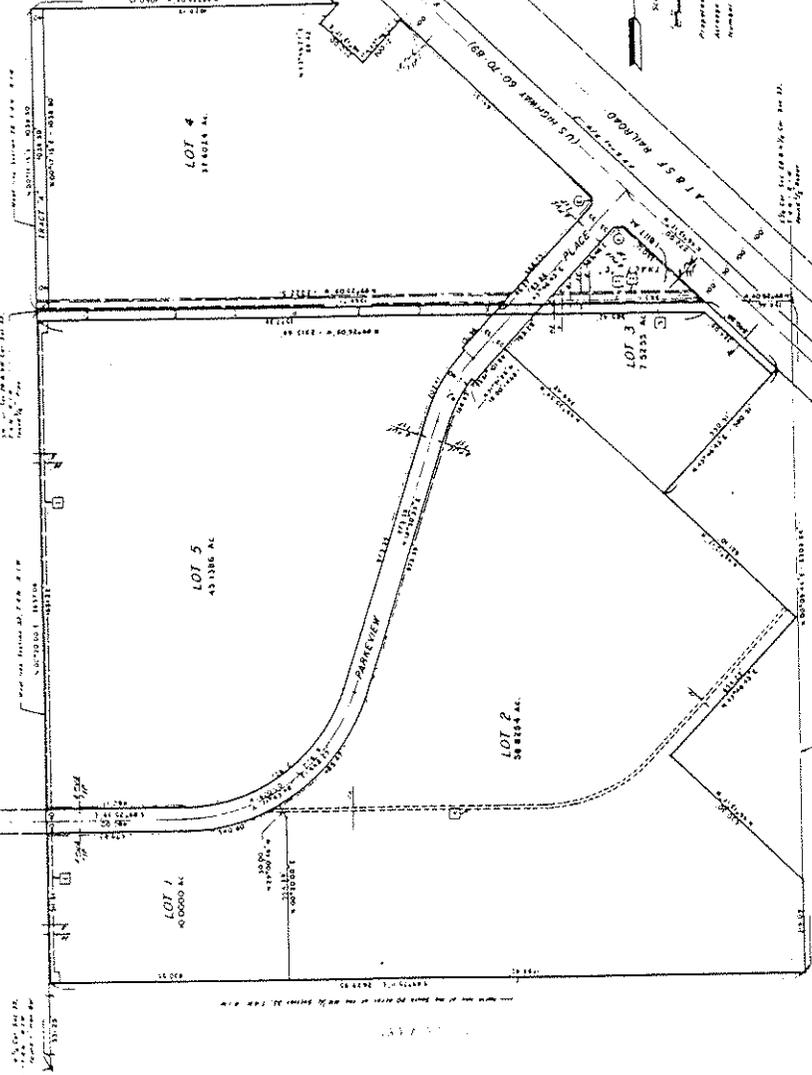
FINAL PLAT OF
PARK PLACE
 A SUBDIVISION OF PART OF THE SW 1/4 SECTION 28 AND PART OF THE NW 1/4 SECTION 33, ALL IN T 4 N - R 1 W, G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

ADDITIONAL DATA

NO.	SECTION	ACRES	REMARKS
1	28	120.000	SW 1/4
2	33	120.000	NW 1/4
3	33	120.000	SW 1/4
4	33	120.000	SE 1/4
5	33	120.000	SW 1/4
6	33	120.000	SE 1/4
7	33	120.000	SW 1/4
8	33	120.000	SE 1/4
9	33	120.000	SW 1/4
10	33	120.000	SE 1/4

- 1. Survey of this plat was made in accordance with the provisions of the Arizona Statutes.
- 2. The plat was approved by the City of Surprise Planning and Zoning Commission on this 12th day of May, 1972.
- 3. The plat was approved by the City Council of the City of Surprise, Arizona, on this 12th day of May, 1972.

STATE OF ARIZONA
 COUNTY OF MARICOPA
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the files of the City of Surprise, Arizona, and that I am a duly sworn and qualified official of the City of Surprise, Arizona.



FOR BROWN ENGINEERING CO.
 1000 N. 10TH AVENUE, SUITE 100
 PHOENIX, ARIZONA 85004

IDENTIFICATION
 I, James A. Brown, Registered Professional Engineer, No. 12,000, State of Arizona, do hereby certify that this Plat, containing the description of the subdivision, was prepared by me or under my direct supervision, that I am a duly sworn and qualified official of the City of Surprise, Arizona, and that I am a duly sworn and qualified official of the City of Surprise, Arizona, and that I am a duly sworn and qualified official of the City of Surprise, Arizona.

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1. The plan conforms with the Preliminary Development project, a Planned Area Development, as approved by the Mayor and City Council of the City of St. Louis, Missouri, on the _____ day of _____, 1981, and may be used as the necessary recording instrument for said Planned Area Development.

Mayor _____
 Alder - City Clerk _____

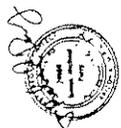
2. The plan conforms with the Preliminary Development project, a Planned Area Development, as approved by the Mayor and City Council of the City of St. Louis, Missouri, on the _____ day of _____, 1981, and may be used as the necessary recording instrument for said Planned Area Development.

Chairman _____
 Alder - Secretary _____

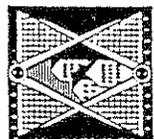
3. The final Development Plan for the Preliminary Development conforms with the amended Preliminary Development Plan approved, Certified by the _____ City of _____, 1981.

City Manager _____

SUBDIVISION REGULATIONS
 NOTE: Within 90 days of the completion of the project, the developer shall be required to provide a recreation and amenity program for the benefit of the public. The program shall include the development of a 1-foot, 10-foot, 20-foot and 30-foot wide strip of land on either side of the project.

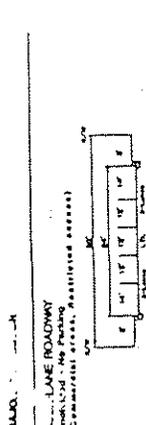
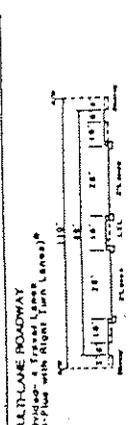
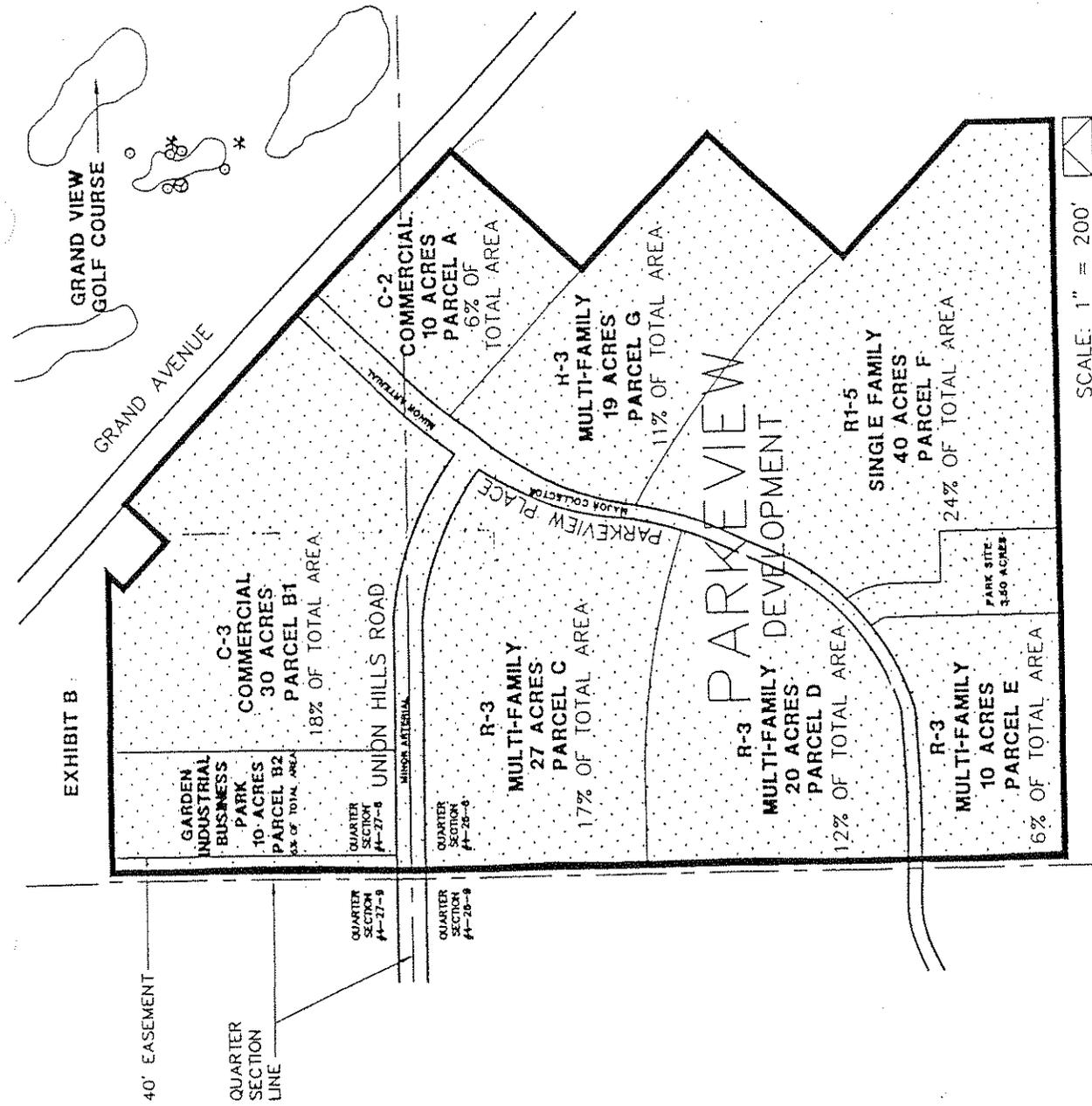


WHITNEYBELL ARCHITECTS INC
 1102 East Missouri Avenue
 St. Louis, Missouri 63014-2794
 (607)255-1891



ARCHITECTURE AND PLANNING

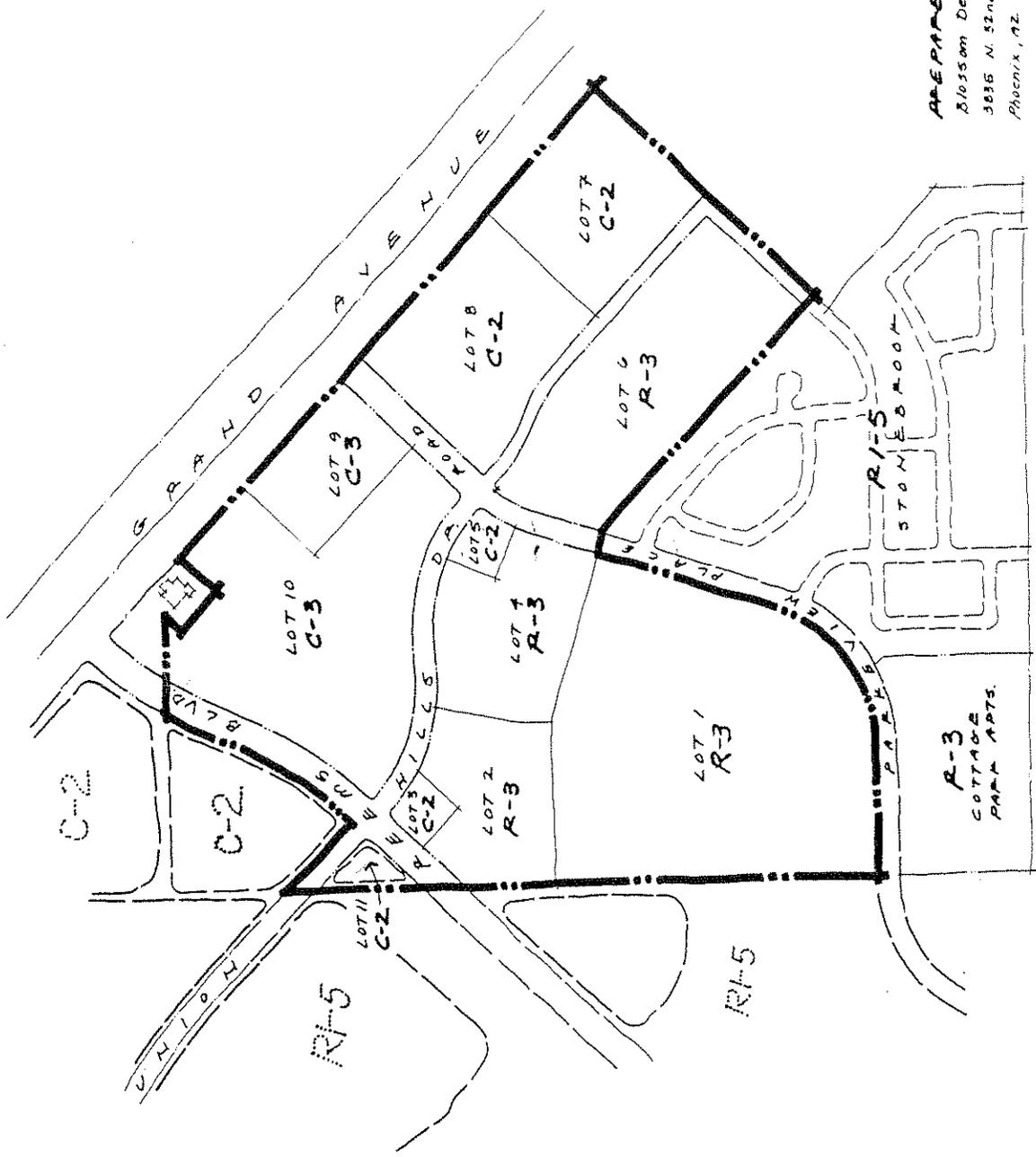
8014
 PRELIMINARY
 Not For Construction



CASE 91-01
APPROVED
Not 1981

FINAL DEVELOPMENT PLAN

EXISTING ZONING



PREPARED BY:
 Blossom Design Group, Inc.
 3836 N. 52nd St., #5
 Phoenix, AZ 85018

Park Place - Land Use Plan

REVISED PLAN
 PREPARED BY
 DATE 9/10

REMOVED
 (Case Paper)
 - Park-Util
 - Parks title
 - City's Appr
 - Park Place
 - Park 9514

PROPOSED LAND USES

The submitted P.A.D. and Final Plat Amendment contains 114.85 acres and is comprised of eleven (11) parcels. The new borders for Park Place Development is Reems Road to the north/northwest, Grand Avenue to the east, vacant agricultural land to the southeast, Residential / Multi-Family to the south and Residential to the west. The following breakdown shows the size and existing or proposed zoning for each parcel: *(see attached Final Plat Amended)*

<u>AREA</u>	<u>ACRES</u>	<u>ZONING</u>
Lot 1 (20du/ac.)	28.0	R-3 (existing)
Lot 2 (20 du/ac.)	8.5	R-3 (existing)
Lot 3	1.0	C-2 (proposed)
Lot 4 (20 du/ac.)	8.0	R-3 (existing)
Lot 5	1.0	C-2 (proposed)
Lot 6 (20 du/ac.)	14.5	R-3 (existing)
Lot 7	8.0	C-2 (existing)
Lot 8	10.5	C-2 (existing)
Lot 9	10.0	C-3 (existing)
Lot 10	13.0	C-3 (existing)
Lot 11	1.0	C-2 (existing)
Maricopa Water Irrigation District (MWID)	2.5	Irrigation Easement
Roads	8.5	Right-of-Way
TOTAL:		114.5 acres

PROJECT OVERVIEW

Since the Park Place P.A.D. and Final Plat was approved in June of 1993, a great deal of changes have happened to the area. As noted earlier, "Cottage Park Apartments" have been built and have had a very positive impact on the surrounding community. "Stonebrook", a single-family residential community, has nearly sold out of Phase I and Phase II is under construction. "The Vistas" Preliminary Plat approval will allow a second quality residential community to enter the Park Place Development.

The single greatest impact to the Park Place Development is the purchase of approximately 3,500 acres by the Del Webb Corporation in 1994. This large scale development is located directly north/northwest of Park Place Development and will influence the entire surrounding area. The extension of Reems Road west from Grand Avenue directly affects Park Place Development since the 130' right-of-way crosses the north corner of the property.

Union Hills Drive *Relocated (North Loop)*, a Collector Road with a 110' right-of-way, meets Reems Road from the north creating a major four-way intersection within Park Place Development. In addition, new land uses have been introduced directly adjacent to parcels in the Park Place Development. Please refer to the Del Webb Traffic Report for additional information.

Park Place has been meeting with the Planning consultant for Del Webb and have integrated both Developer's Master Plans into a well thought out plan that all parties, especially the City of Surprise, will benefit from.

The infringement from the Del Webb Corporation Master Plan has created major changes to the existing Park Place P.A.D and Final Plat. This P.A.D. and Final Plat *Amendment* is being completed in the best interest of the City of Surprise, Park Place Development and the Del Webb Corporation.

RESIDENTIAL:

As noted earlier, Lot 1 is zoned R-3 consisting of approximately 28 acres. Lots 2, 4 and 6 are also currently zoned R-3 and provide a "transition zone" between the existing Commercial (C-2 & C-3) and Residential (R1-5) land use designations. The R-3 parcels act as a density transition (20 du/ac) and buffer the existing residential communities.

COMMERCIAL:

Lots 3 and 5 are proposed to be rezoned from R-3 to C-2 in order to match the adjacent C-2 parcels located in the Del Webb and Park Place Master Plan. Potential uses for these 1.00 acre parcels will be typical commercial developments found at most major intersections.

Lot 7 is a new addition to the Park Place Development and is currently zoned C-2. It is intended to be an extension of the Commercial/Retail land uses that is planned for the Grand Avenue Corridor.

Lots 8 & 11 will remain zoned C-2 and Lots 9 & 10 will retain the C-3 zoning currently in place. Lots 7, 8, 9, 10 and 11 are in general conformance with the Surprise Comprehensive Development Plan and Del Webb's Grand Avenue Property proposed zoning and General Land Use Plan.

ROADS:

The parcel north of Reems Road and east of Union Hills has been sold to Del Webb and is no longer a part of the Park Place Development. The proposed extension of Reems Road from Grand Avenue has been included in the Del Webb Grand Avenue Property Master Plan. The 130' right-of-way for Reems Road as well as the 110' right-of-way for Union Hills Drive *Relocated* will be dedicated to the City by Park Place and Del Webb will construct the necessary improvements. (See Exhibit "C" from the Del Webb Grand Avenue Property Master Plan)

According to the Del Webb Grand Avenue Traffic Report, Reems Road will be a Major Arterial street with 130' right-of-way and three through lanes in each direction with a 16' wide median. The remaining street, Union Hills Drive *Relocated*, directly to the north of Reems Road is being classified as a Minor Arterial with two through lanes in each direction and a 16' median in a minimum of 110' of right-of-way.

Park Place Development has agreed to continue Union Hills Drive *Relocated* and keep it designated as a Minor Arterial south from Reems Road to the southeast part of Park Place Development to accommodate circulation that will be created by commercial development along Grand Avenue. The extension of Union Hills *Relocated* has been designed with the input of both

Engineer's from Park Place Development and the Del Webb Corporation as well as the City Planning Department. Water, sewer and utilities will be installed within the right-of-way and continued south to meet with existing infrastructure lines coming from Stonebrook subdivision.

Union Hills Drive *Relocated* road will serve the local commercial/retail development along Grand Avenue as well as the Multi-Family. It will also serve as future access to the vacant property directly south/southeast of Park Place Development. Union Hills Drive Relocated is planned to tie into Litchfield Road.

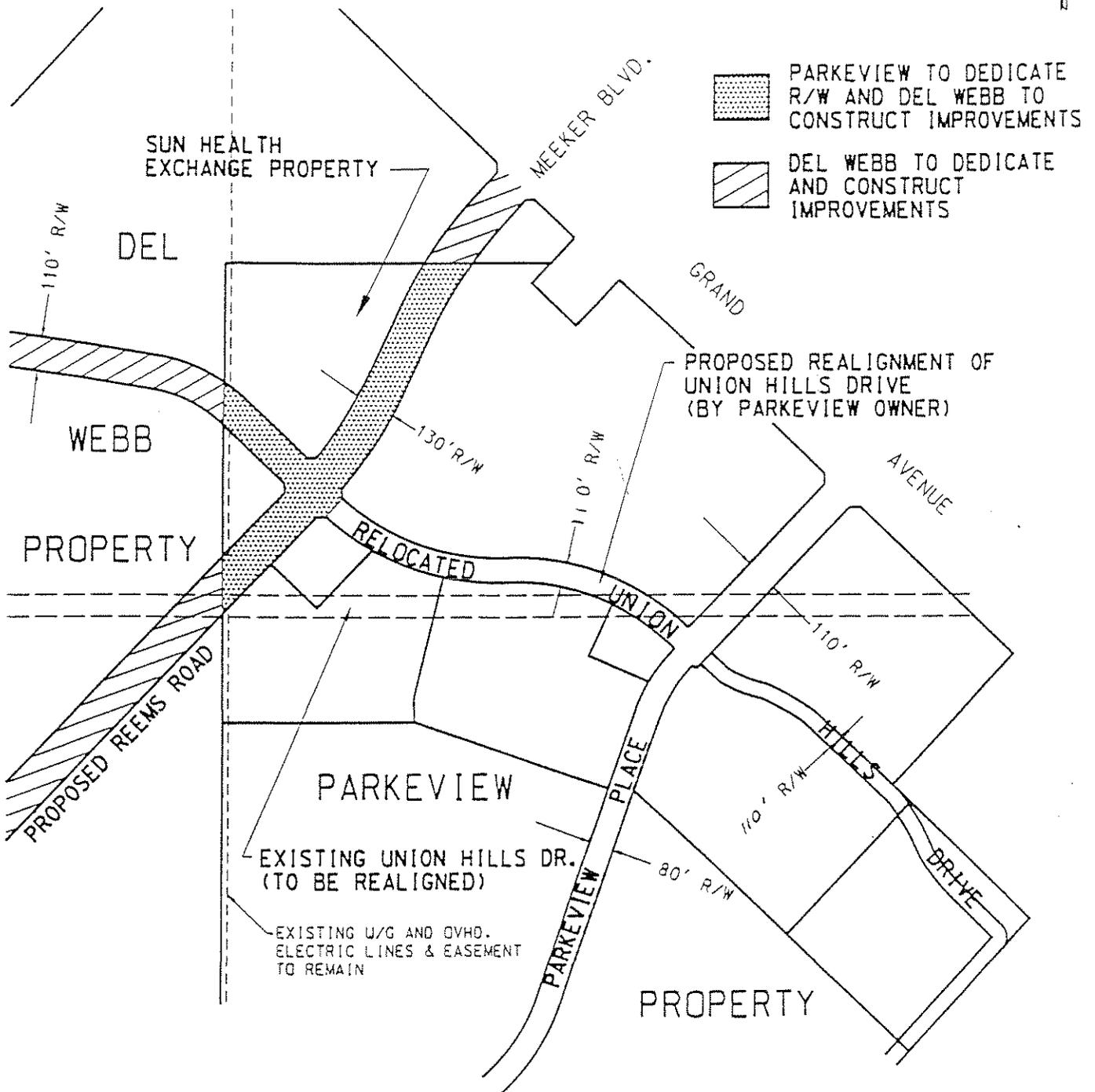
In addition, a local roadway will meet the above mentioned Minor Arterial from the "Stonebrook" Subdivision. This roadway will have a 50' right-of-way and serve primarily as a secondary access from the existing residential neighborhood.

All Minor Arterial, Collector and Local roadways and street sections, medians, landscape and paving widths will be in conformance with the Surprise Comprehensive Development Guide. Park Place intends to dedicated all proposed road right-of ways to the City of Surprise.

(see attached Conceptual Plan).

EXHIBIT

"C"



STANLEY CONSULTANTS, INC.

2929 EAST CAMELBACK ROAD, SUITE 138
PHOENIX, ARIZONA 85016 • (602) 912-6500

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

FEB. 1995

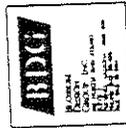
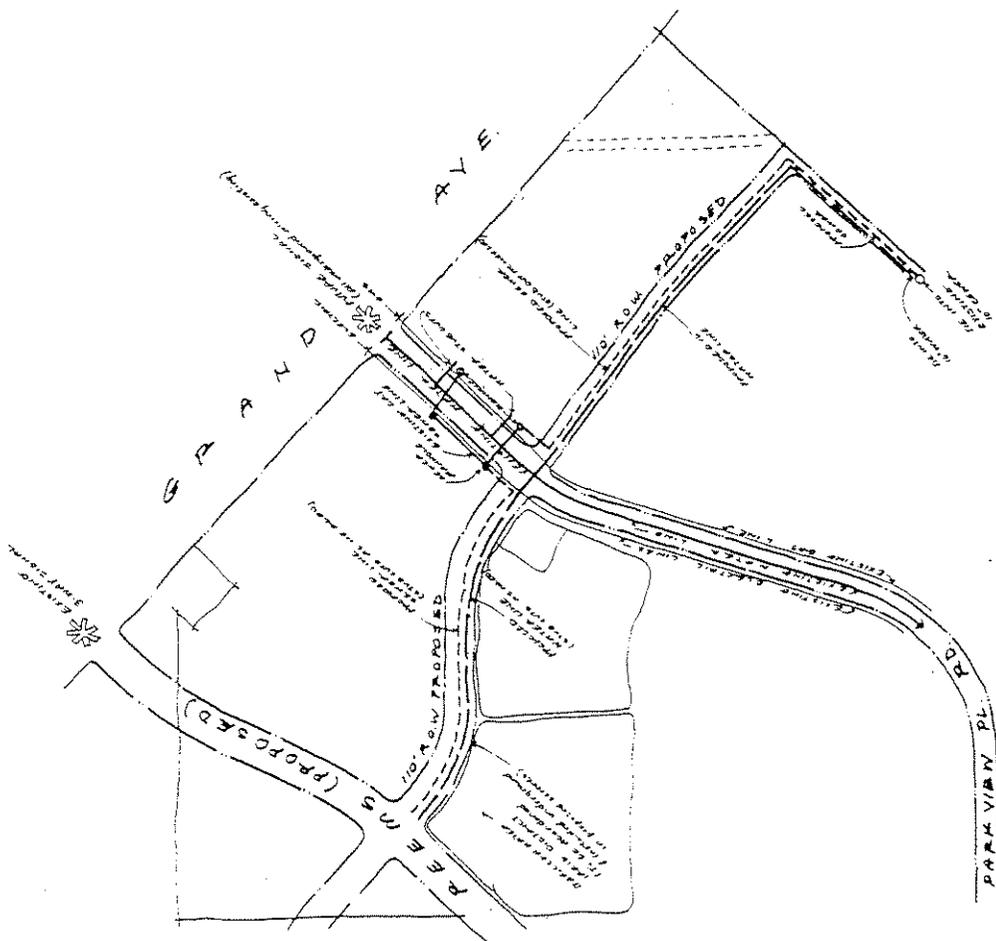
WATER, SEWER AND UTILITIES:

Existing water, sewer, gas and utility services are currently available within the Parkeview Place Road right-of-way. The revised Circulation Plan for Park Place Development has incorporated the extension of all water, sewer and utility lines that will serve the remaining parcels. All new extensions will be placed within the road right-of-ways and will be in conformance with the Surprise Comprehensive Development Guide.

(see attached Existing & Proposed Infrastructure Plan)

The existing Drainage Study for Park Place will remain the same since no additional drainage will be entering the Park Place Development project boundary limits. All drainage from the Del Webb Grand Avenue Property will be kept within their project boundary limits. A Soils Investigation Report was completed by Construction Inspection & Testing Inc. on July 6, 1992.

The existing MWID easement has been relocated underground within the road right-of-ways. This design was negotiated and completed by MWID and Del Webb Corporation. Several meetings were held in conjunction with engineering representatives from Del Webb to obtain curve data for the extension of Union Hills Road right-of-way that extends from Reems Road south to the reconnection point at the most southern part of Park Place Development.



SCALE: 1" = 100'
 DATE: 11/19/15

Existing & Proposed Infrastructure ~ Grand Ave & Park Place Rd.

CONCLUSION

The proposed P.A.D. and Final Plat Amendment has been designed and certain areas rezoned to incorporate the new developments that have taken place since the approval of the original P.A.D. and Final Plat. The introduction of Del Webb's Grand Avenue Property alone has made a tremendous impact on the existing Park Place Development.

This large scale development is located directly north/northwest of Park Place Development and will influence the entire surrounding area. The extension of Reems Road west from Grand Avenue directly affects Park Place Development since the 130' right-of-way crosses the north corner of the property. Union Hills Drive *Relocation*, a 110' right-of-way Minor Arterial, meets Reems Road from the north creating a major four-way intersection within Park Place Development. In addition, new land uses have been introduced directly adjacent to parcels in the Park Place Development.

Lots 1, 2, 4 and 6 are currently zoned R-3. These R-3 parcels will act as a transition zone between the Commercial/Retail and the Residential area as well as provide a mixed-use of densities that will help support the Commercial/Retail parcels.

The remaining lots 3, 5, 7, 8, 9, 10 and 11 will remain Commercial in order to remain in general conformance with the Surprise Comprehensive Plan as well as Del Webb's Grand Avenue Property Master Plan.

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT

APPROVED

Case No.: PA D# 95049

P&Z Comm. Approval: _____

City Council Approval: 10/9/1997

B.O.A. Approval: _____

Stipulations: _____

ORDINANCE NO. 96-13

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 86-06, THE ZONING ORDINANCE OF THE CITY OF SURPRISE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "ZONING MAP" TO REFLECT THE PLANNED AREA DEVELOPMENT (PAD) WITH FINAL DEVELOPMENT PLAN AS AMENDMENT (CASE NO. PADA95-49) FOR PROPERTY BOUNDED GENERALLY BY GRAND AVENUE, REEMS ROAD, BULLARD AVENUE AND PARKEVIEW PLACE ROAD.

WHEREAS, the above-referenced PAD with Final Development Plan as Amended has been properly noticed for public hearing, pursuant to the requirements of the Surprise Zoning Ordinance and the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Surprise finds as recommended by the Planning Commission that the PAD with Final Development Plan as amended will not be detrimental to the health, safety, or welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guide; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Surprise, Arizona, that:

PAD91-01, a copy of which is on file in the office of the Community Development Director, is amended as shown in Exhibit A, entitled "Park Place P.A.D. and Final Plat Amendment" dated October 17, 1995, December 11, 1995 and January 9, 1996, subject to the conditions set forth in the staff report, Exhibit B.

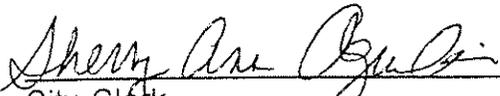
PASSED AND ADOPTED by the Council of the City of Surprise
this 8th day of August, 1996



Joan Shafer, Mayor

ATTEST:

APPROVED AS TO FORM



City Clerk



City Attorney

YEAS: Mayor Shafer, Vice-Mayor Villanueva, Councilmembers Broich, Montoya, Palm
Reafleng & Johnson

NAYS: _____

RECOMMENDATION:

(PADA95-49)

Approval of this request would be in general conformance with the surrounding land uses. Additionally, approval of this request will not adversely impact the surrounding area. Accordingly, it is **recommended** that this request, an amendment to the Planned Area Development Plan **be approved** subject to the following conditions:

- a) A minimum of 3.5 acres along the western boundary line of Parcels 1 and along the southern boundary of Parcel 6 to be designated as recreation / open space to minimize adverse impacts to the adjacent single family residential neighborhood. Additionally, the recreation / open space must be constructed concurrently with Parcels 1 and 6. Furthermore, the recreation/open space must be developed and maintained by the respective property owner(s);
- b) All roadways, street sections, medians, landscaping and paving widths must be in conformance with the Surprise Comprehensive Development Guide and must be approved by the City Engineer;
- c) The following elements must be incorporated into Design Guidelines for subject site:
 - * Site Planning
 - * Architecture
 - * Landscapes
 - * Hardscape
 - * Lighting
 - * Master Sign Plan

Design Guidelines must be reviewed and approved by the Planning and Zoning Commission within 90 days from Planned Area Development approval or prior to issuance of any building permit;

- d) Submit "Letter of Authorization" from Maricopa Water Irrigation District (MWID) for approval and acceptance by the City Engineer and Community Development Director, prior to final recording;
- e) Submit "Letter of Abandonment" for communication easements;
- f) A.L.T.A. Survey must be approved by the City Engineer prior to issuance of any permits;
- g) All stipulations approved for the previous PAD 91-01 must be adhered to;

- h) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Commission. Minor changes may be administratively approved by the Community Development Director;
- i) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits which incorporates all of the data and information regarding the overall project; and
- j) Submit 8-1/2" x 11" revised transparency with the above noted items within (15) days of the Planning and Zoning Commission approval.

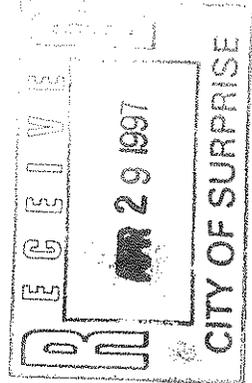
App. No. PAD95-49

PARK PLACE P.A.D Amended Design Guidelines

Prepared For:
City of Surprise
12425 W. Bell Road
Surprise, AZ 85374

Prepared By:
Blossom Design Group
1425 E. University Dr., #9
Tempe, AZ 85281

April 17, 1997



Call
for rest of meeting
Kitchell >

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I. INTRODUCTION

A. PURPOSE AND INTENT

These guidelines have been prepared for the Park Place P.A.D. located in Surprise, Arizona. The guidelines provide the framework for high quality design and consider project wide issues as well as site specific issues. The guidelines express the desired character of future development and address circulation, site planning & grading, landscape, hardscape, lighting, signage, and architecture concepts.

Park Place is designed to be integrated with Surprise Comprehensive Development Guide. Common community features such as signage, landscape and hardscape, walls and fences, and architecture are controlled throughout the community to provide unity and express a strong collective design statement.

This document will focus on the design guidelines for the Commercial and Multi-Family developments.

These design guidelines establish development criteria at the project level to assure a unified environment within the Planned Area Development (PAD). At the site specific level, individual projects will be required to comply with relevant design guidelines applicable to each use. While each project should relate to the community context, this document is not intended to limit innovative design, but rather provide clear direction and design criteria. Each project shall be compatible with common community ~~events~~ ^{ELEMENTS}; however, differences in product type, use tenant preferences and other factors necessitate the need for separate identity of each individual project.

REFERENCE
APPLICATION NUMBER
(PAD 95-49)

General goals of the Park Place Design Guidelines are as follows:

- To provide the City of Surprise with the necessary assurances that the Commercial and Multi-Family projects within Park Place attain the desired level of quality;
- To serve as design criteria for use by planners, architects, landscape architects, engineers, builders, and future property owners;
- To provide guidance to City Staff, Planning and Zoning Commission and the City Council when reviewing future development projects within Park Place; and
- To provide a viable framework and clear direction without limiting the creativity of the designer or to avoid unnecessary delays.

B. PROJECT LOCATION & DESCRIPTION

The Park Place P.A.D. contains 117.0 acres and is comprised of nine (9) parcels. Borders for Park Place PAD are Reems Road to the north/northwest, Grand Avenue to the east, vacant agricultural land to the southeast, residential/multi-family to the south and residential to the west. ^{STAGE BROOK} ^{COTTAGE PARKE APPTS?} ^{DEL WEBB'S SUN CITY GRAND / KINGSWOOD PARKE}

The Park Place P.A.D. is designed as a planned development and offers many opportunities for its future tenants. The uses permitted with the project will provide a wide range of employment and services to the local community and the City of Surprise.

The Park Place P.A.D. will be a developed, balanced community with multi-family and commercial integrating into existing single family areas. The land use concept has been applied to this site in a logical order and derives this configuration from existing land uses proposed by the original Park Place development.

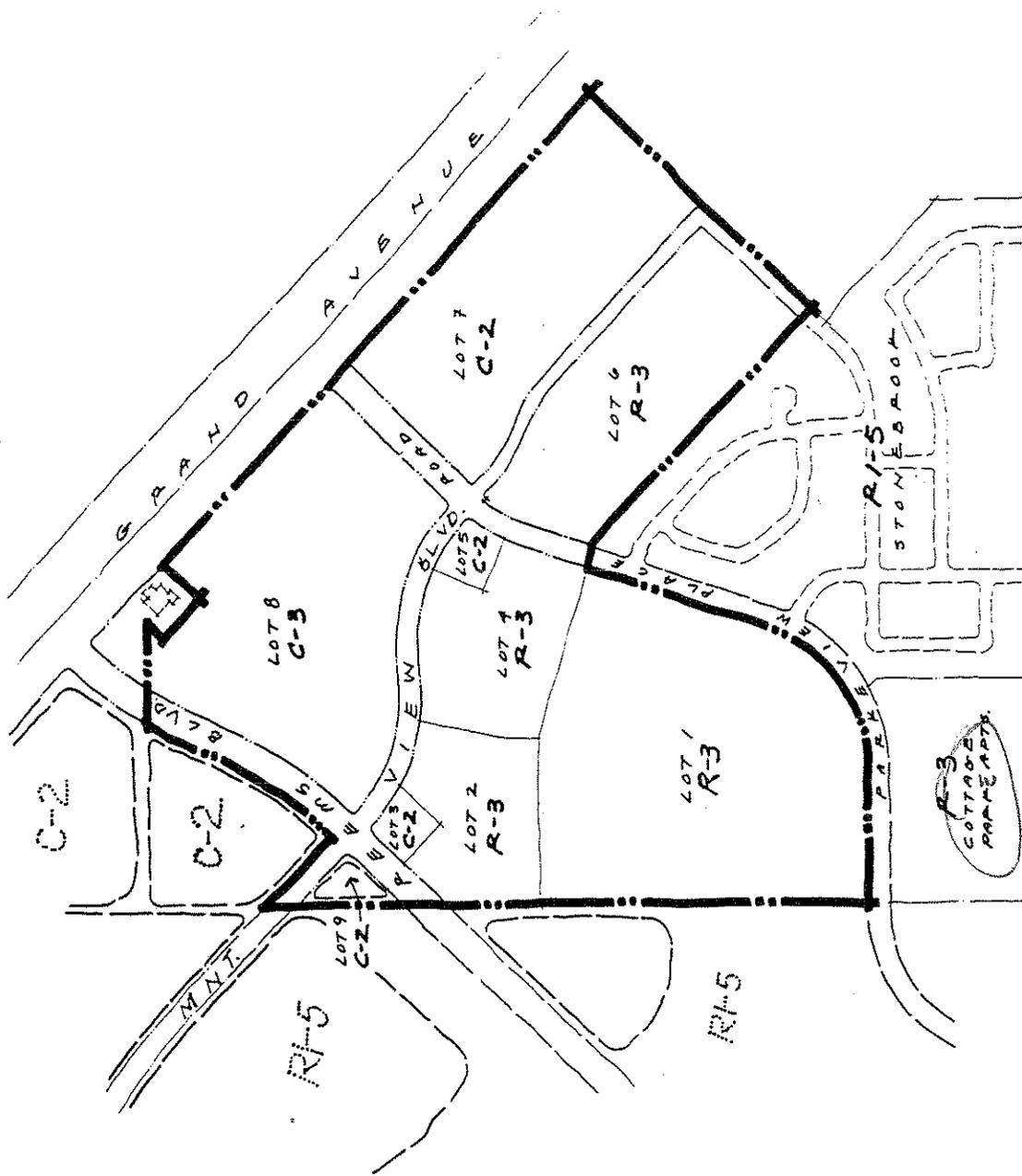
The two main land uses are Multi-Family (R-3) and Commercial (C-2 & C-3). Lots 1, 2, 4, and 6 are zoned R-3 and provide a "transition zone" between the existing commercial and residential land use designations. In addition, the R-3 parcels act as density transition communities.

Lots 3 and 5 are zoned C-2 and are compatible with the adjacent C-2 parcels located in the Del Webb Master Plan. Potential uses for the C-2 acre parcels will comprise of typical commercial development found at most major intersections.

Lot 7, zoned C-2, is a new addition to the Park Place P.A.D. that will allow for an extension of the Commercial/Retail land uses that are planned for the Grand Avenue Corridor. Lot 9 is also zoned C-2 while Lot 8 is zoned C-3.

All of the land uses within the Park Place P.A.D. are in general conformance with the Surprise Comprehensive Development Guide and Del Webb's Grand Avenue Property proposed zoning and General Land Use Plan.

LAND USE PLAN



Park Place - Land Use Plan

II. CIRCULATION

A hierarchy of streets and pedestrian walkways have been developed for Park Place to attain a strong circulatory cohesiveness. To provide a clear sense of direction and ease of circulation, key gateways will be enhanced to announce the arrival into Park Place and each of the projects within.

WHERE? IDENTIFY ON CIRCULATION PLAN

The Circulation concept specifies the right-of-way width for each street. At entry points, special setbacks have been recommended to allow for intensive landscaping and hardscape treatment. Major entrances into each of the projects will also be enhanced with enriched paving treatments.

The proposed extension of Reems Road (130' R.O.W) from Grand Avenue is a part of the Del Webb Grand Avenue Project. Reems Road as well as Parkview Place (110' R.O.W) will serve as the two primary access points into Park Place P.A.D.

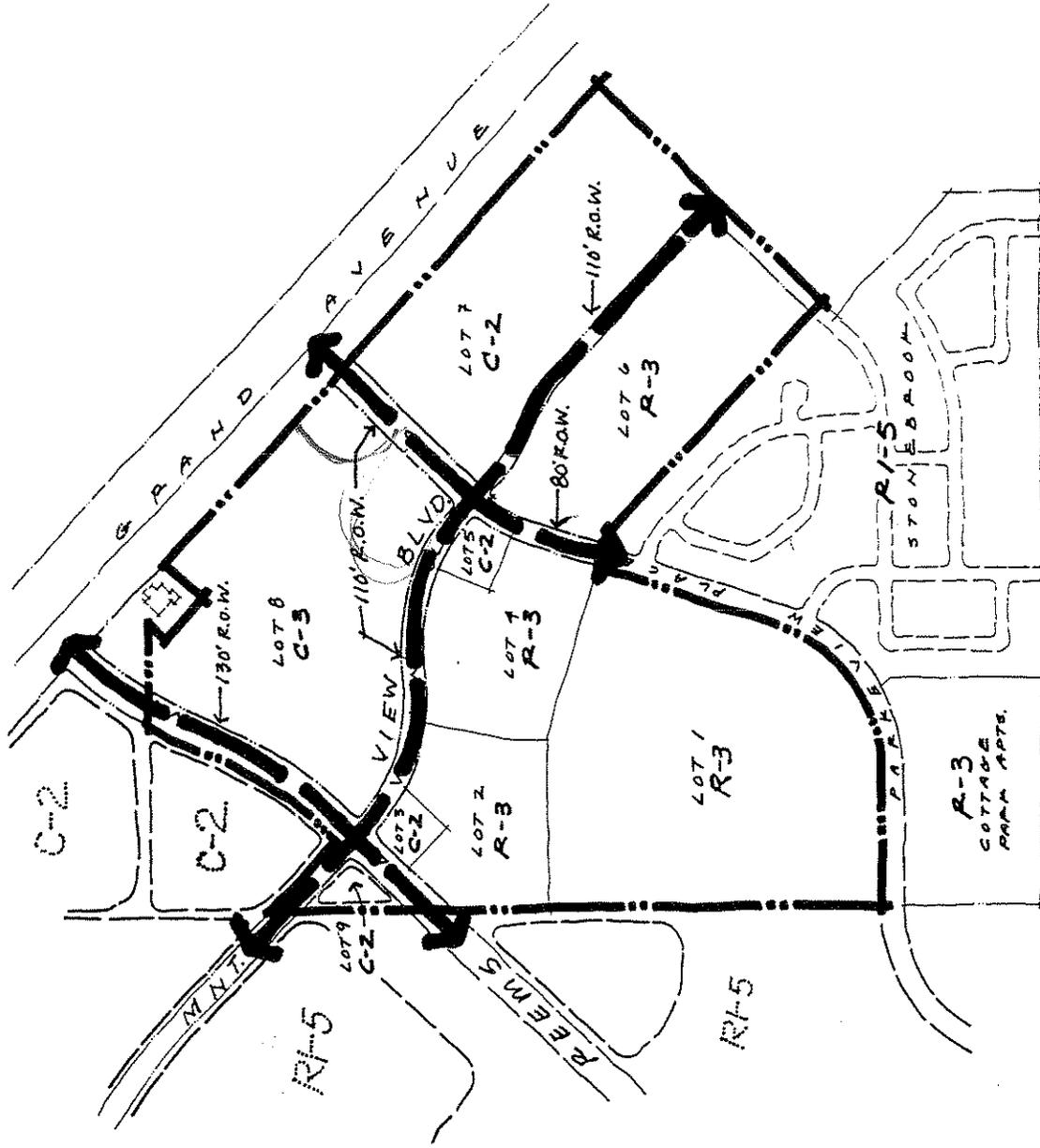
Reems Road is a Major Arterial Street with three (3) through lanes in each direction and a landscaped 16' wide median. Mountain View Boulevard (110' R.O.W) runs north/south and continues south from the Del Webb Property to the most southern border of Park Place. Mountain View Boulevard is classified as a Minor Arterial with two (2) through lanes in each direction and a landscaped 16' median. Mountain View Boulevard, serves as a "divider" for the C-2/C-3 and R-3 land uses. Pedestrian friendly hardscape and landscape will be used to connect the different land uses.

General Guidelines:

- Access drives and curb cuts off major and minor arterial streets must be coordinated to provide safe and efficient traffic flow during peak periods while meeting current City/ADOT standards.

- Opposing driveways and intersections along major and minor arterial streets should be spaced a minimum of one hundred and fifty (150) feet apart, especially when adjacent to an intersection, to minimize left turn conflicts in the median.
- Shared access driveways between parcels are encouraged as a method to reduce the number of curb cuts and potential conflict points along streets.
- Meandering pedestrian ^{HOW WIDE?} walkways are provided on both sides of major arterial streets (130' R.O.W). Pedestrian walkways will only be required on the south side of Mountain View Boulevard.

CIRCULATION PLAN



III. SITE PLANNING AND GRADING

Physical space is modified with the placement of architecture through site planning. In Park Place, appropriate site planning and setbacks will assure and protect the open space character of Park Place.

The overall grading concept involves creating buildable pads while retaining the underlying integrity of the landform. The grading concept has been designed so that the necessary cut and fill earthwork will balance on a project-wide basis. One of the key concepts in grading is to maximize views from each development area while maintaining a low visual impact to surrounding properties.

General Guidelines:

- Careful consideration of building and site planning relationships can improve the quality of space and create interest, such as positioning the narrow side of buildings toward the roadway to increase the visible open space area to the passer-by.
- Building placement on adjoining parcels along a street should be varied to avoid creating a harsh, monotonous blockface or streetscape.
- Solar exposure of buildings on adjacent properties must be protected. The potential for passive solar design and orientation is to be considered.
- The transition at top and toe of manufactured slopes shall be rounded. Abrupt, squared off manufactured slope transitions shall be avoided.
- Buildings should be sited so their entrances are generally oriented toward the driveway

IS THIS A
CONVENTION
TO #1?

- Individual parcels will be graded in such a way as to drain runoff away from building and into drainage facilities.
- Landscaping shall be used to break up otherwise uninterrupted building mass, frame views, and connect with development on adjacent pads.
- The visual impact of parking areas shall be reduced by landscaping, hedges, berming, planted islands and fingers.
- All parking spaces shall be clearly outlined on the surface of the parking facility with painted white lines or brick, textured or smooth concrete banding.
- The two entries, Reems & Mountain View Blvd. and Parkeview Place Rd. & Mountain View Blvd., should reinforce the layout of the adjoining development by using the repetition of paving materials, accent trees and shrubs.
- Ancillary structures and service areas such as trash enclosures or loading docks shall be screened from view through the combination of landscaping and walls. Trash enclosures shall have closing, lockable doors.
- Building and parking areas will be setback from property lines to provide adequate landscaping and relief from the street edge.
- Building coverage shall be limited to forty (40%) percent of any parcel to provide for adequate open space.

HOW MANY FEET?

IV. LANDSCAPING

A. PROJECT WIDE LANDSCAPE CONCEPT

The landscape concept for the site development is intended to maintain the native "desert-scape" character by the use of existing plant communities and revegetation of similar plant materials where possible.

The landscape concept is also intended to support the architectural guidelines by creating screens and buffers where needed and to frame views where opportunities exist. The landscape concept will also serve to augment any sound attenuation efforts made with hardscape or landscape elements.

General Guidelines:

- Plant material selection for street trees, intersections and development areas are limited to drought-tolerant, low water use desert scapexplants.
- The native vegetation will be retained where feasible.
- The use of appropriate irrigation systems is required.

B. PROJECT EDGES

In keeping with the project wide landscape concept, each of the individual project's edges will be informally landscaped using desert material. The intent is to blend introduced plant materials with surrounding desert-scape vegetation to create a natural appearance.

NEEDS
EXPLAIN

There are two major thoroughfares (Grand Avenue and Mountain View Boulevard) bordering along the eastern and northern edges. The southern edge is adjacent to the single family subdivision Stonebrook and the multi-family project Cottage Parke. Finally, the western edge abuts Kingswood Parke which is single family.

GRAND AVENUE (HIGHWAY 95) EDGE:

This edge will be most often viewed by the passersby and will act as a buffer between development and the highway.

General Guidelines:

- A forty (40) foot building setback from the Arizona Department of Transportation (ADOT) right-of-way will be required along this edge.
- Land form should be used to accentuate open space and screen parking areas from travelers on the highway.
- Fences and walls demarcating property lines are strongly discouraged, but walls or open view fencing may be used when necessary to mitigate grading or safety risks.
- Drought-tolerant plantings and natural desert scape is suggested for this edge.

MOUNTAIN VIEW BOULEVARD EDGE:

Landscaping along Mountain View Boulevard will have a significant visual impact on both the multi-family and commercial projects. Views of buildings and access points will be critical for the viability of the project. Plantings need to coordinate with interior streetscape treatments and adjacent parcel landscaping.

General Guidelines:

- Plantings should relate to the existing tree plantings along the opposite side of the road with the trees arranged in informal groupings.
- Flowering plant materials should be strategically used to create accent points that highlight major entries. Plantings at the base of each projects entry monument signs are encouraged.
- Along commercial areas, trees should be massed to allow visual access to tenant signage.
- One tree planting (min. size 15 gal.) is required for every twenty five (25) linear feet along the Commercial edge, and one tree for every twenty (20) linear feet is required for the edge. *OR MULTI-FAMILY FROM SINGLE-FAMILY*
- Trees are to be informally or randomly clustered and grouped. When transitioning between commercial ~~and~~-residential *WALK EDGE* clustering shall not be allowed.

KINGSWOOD PARKE AND STONEBROOK RESIDENTIAL EDGE:

The western and southern edges about single family residential development. Along this edge a solid 6' high (minimum) masonry wall shall be used to screen rear yard areas.

C. STREETScape

Landscaping will be installed at the time when the roads are improved. This will provide a continuous landscaped canopy along all streets regardless of the development phasing of individual parcels.

General Guidelines:

- Every effort should be made by individual developments to integrate with the streetscape plantings.
- Native plant material will be maintained with proper irrigation and regular pruning and clearing to allow normal growth.
- All areas within the streetscape edge will be landscaped with a combination of trees, shrubs, accents, and decomposed granite.
- Grading and the use of berming within the streetscape should be used in coordination with development pad landscaping to screen parking or loading areas.
- In the commercial areas the minimum distance or planting area between the meandering sidewalk and back of curb shall be four (4) feet.
- One tree planting is required for every twenty five (25) linear feet of roadway frontage with trees informally clustered and grouped. ^{AND TWO SHRUBS}
- Driveways along streetscapes will have a triangular shaped extended landscape setback/common maintenance area, with the two sides running along the driveway and the street right-of-way line measuring thirty (30) feet. This will create an area for enhanced landscaping and building monument signs, however the sight line restrictions of the city's zoning ordinance must be followed. (ie. plants maximum 3' high within site triangle). <sup>40' ?
CHECK WITH ENG. DEPT</sup>

D. MAJOR ENTRIES

Special landscaping should occur at the major entries that will identify the major points of entry to and set the tone for Park Place. Plantings should be coordinated with the Grand Avenue Edge. Clear views for traffic safety and project signage must be maintained.

General Guidelines:

- Accent trees should be used as identity plantings. *WHAT TYPE?*
- Drought-tolerant shrubs and ground covers with annual or perennial color should be used to highlight key areas, such as at the base of Project Entry Monument Signs.
- Trees should be massed to create an effect similar to native plantings in undisturbed areas. The minimum tree planting container size is a twenty four (24") inch box.

E. MAJOR INTERSECTIONS

Special landscaping should also occur at designated major intersections. Plantings in these areas should relate to major entry treatments to reinforce the community image. Again, clear views for traffic safety are important. **AND SHALL BE MAINTAINED**

General Guidelines:

- Accent trees should be used as identity plantings. **WHAT TYPE?**
- Trees should be massed to created an effect similar to native plantings in undisturbed areas. The minimum tree planting container size is a twenty four (24") inch box.

F. SITE SPECIFIC LANDSCAPE GUIDELINES

The following minimum landscape guidelines shall be adhered to for the commercial and multi-family developments. This includes the entire development pad and manufactured slopes for each parcel as well as the fringe areas along the edge of pads.

General Guidelines:

- Plantings should screen and soften the structures where necessary without obscuring tenant recognition or creating hazards to the users. The location and type of plant material is critical in screening unattractive areas of buildings and framing views from buildings.
- Native desert plant materials will be maintained with proper irrigation and regular pruning and clearing to allow normal growth.
- All front, rear and side yard areas disturbed or graded to create the development pad for building or parking will be landscaped and maintained by the property owner.
- A continuation of streetscape grading, berms, hedges, and other landscape treatment is encouraged, with intent to screen parking areas from roadways.
- Siting parking areas higher than adjacent roadways in combination with berming and landscaping is an excellent way to reduce the visual impact of parking areas.
- Parking lot planting "islands" between bays of parking should measure six (6) feet from the outside edge of the container (or five (5) feet inside dimension) to provide adequate space for tree trunks, hedges or parking lot light standards to be placed in the middle of the island.

• As appendages to or at the ends of planting islands, planting fingers should be used to provide additional planting area for trees and ground cover. However, trees should not be located in areas into which car doors might open.

• Within parking areas, trees shall be installed at a rate of one for approximately every ten parking stalls. They may be randomly dispersed, but plantings should be a minimum (fifteen) 15 gallons in size.

• The minimum (tree size) for areas outside of parking lots shall be (five) 5 gallon.

↳ SHRUBS

↳ 15 gal.

THE MINIMUM TREE SIZE FOR AREAS OUTSIDE OF PARKING LOTS SHALL BE 15 GALLON, THE MINIMUM SHRUB SIZE SHALL BE 5 GALLON

V. HARDSCAPE

A. PROJECT WIDE HARDSCAPE CONCEPT

Hardscape elements should be used in coordination with the architecture and landscaping to provide a link between the street edge and individual developments. Attention to hardscape details can create a strong sense of community by relating different developments to an overriding theme. In addition, proper hardscaping can improve pedestrian safety, movement, and visual enjoyment of public areas.

Components addressed in this section include enriched paving treatments, street furniture (i.e., benches, bollards, etc.), and walls.

B. PAVING MATERIALS

The use of enriched paving treatment has been recommended for major entries into the site and at intersections to highlight key areas of the streetscape. Enriched paving in pedestrian crosswalks will delineate the walkway to approaching vehicles. The use of paving treatment at building entry plaza areas, building approaches or driveways, and vehicular drop off areas is also encouraged.

General Guidelines:

- Enriched paving treatments, such as interlocking brick pavers, should be used to visually denote crosswalks at the intersections of Reems & Mountain View Blvd. and Mountain View Blvd. & Parkeview Place.
- Concrete limit lines or other paving treatments might be used to further differentiate the approach to pedestrian walkways.

Street AS?

- Other hardscape elements, should be strategically placed behind the sidewalk edge to reinforce the community theme.
- Painted paving surfaces other than those for traffic control in parking areas are prohibited.

C. STREET FURNITURE

Hardscape elements such as benches, bollards, and trash receptacles should reflect the community character. Materials used in construction of street furniture should compliment architectural materials used on adjacent buildings, with bollards and benches in areas viewed by the public restricted to common design.

SHOULD THERE BE A CONSISTENT STYLE OF BENCHES, BOLLARDS, TRASH RECEPTACLES, LIGHT FIXTURES, ETC.? IF SO PROVIDE DETAILS

General Guidelines:

- Indigenous stone or rock, textured concrete, wood, or metal are all acceptable materials for street furniture. Plastic and materials such as fiberglass are not allowed.
- Bollards viewed from public rights-of-way shall be designed to be consistent with the vehicular directional sign. Pocket lights can be placed on or within the sides of bollards.
- All benches should be of simple design for the sitting areas.
- Trash receptacles and other minor details particular to individual parcels must relate to the architectural style of buildings.

D. WALLS

When necessary for security or to mitigate grading, walls or retaining walls can reinforce community identity and image. If not used carefully however, walls can detract from the quality of open space and should not be used to simply demark property lines. The material, style and height of walls shall provide an element of continuity throughout Park Place to ensure a visual consistency.

General Guidelines:

- No chain link fencing will be allowed within the project area. Wood slats, landscape hedges, and other screening measures should be used to reduce views of fences, but no metal slats are allowed.
- Construction materials and colors shall be consistent with the project architecture. *PROVIDE WALL DETAIL*
- The walls built to screen ancillary structures adjacent to buildings, such as transformer boxes or trash enclosures, construction materials should compliment the on site architecture (ie. brick buildings should have brick trash enclosures). *SEE COMMENT ON P. 19 RE: CONSISTENT LANDSCAPE ELEMENTS*
- No wall shall exceed six (6) feet in height unless approved by the City of Surprise.
- When barriers are necessary for security, view walls shall be used when appropriate. *PROVIDE DETAIL OF VIEW WALL*

VI. LIGHTING

A. GENERAL LIGHTING CONSIDERATIONS

In the design of lighting for Park Place, careful consideration must be given to the site users. An effort should be made to emphasize human scale in public areas adjacent to buildings and along walks.

Streetlight standards, traffic signal poles, pedestrian and building lighting play a vital role in defining a safe and secure appearance. This lighting concept has been devised to provide a hierarchy of lighting effects which will contribute to the overall cohesiveness of the community image.

General Guidelines:

HPS? ADVISE 90-100-110M

- Warm white lighting is encouraged. Bright colored or blinking lights shall not be allowed.
- Light standards should blend architecturally with buildings, pedestrian areas and other hardscape elements.
- Light standards and fixtures shall conform to state and local safety and illumination requirements. *PROVIDE DETAIL OF LIGHT FIXTURE*
- Design and placement of site lighting must minimize glare affecting adjacent properties, buildings, and roadways.
- Automatic timers on lighting should be designed to maximize personal safety during nighttime use while saving energy.
- Lighting fixtures, either attached to the building along pedestrian areas or in parking lots, are required.

B. ROADWAY LIGHTING

Lighting fixtures and standards within the public rights-of-way play a crucial role in displaying the level of quality of the developments along streets.

General Guidelines:

- Lighting should be positioned to enhance the safety of vehicular and pedestrian flows at key points along the roadway. Lights should be concentrated at intersections and pedestrian crosswalks.
- The maximum height of roadway lighting shall be thirty (30) feet with a minimum clearance of sixteen (16) feet provided above roadways.

C. PARKING AREA LIGHTING

Since landscaped islands within parking areas are separated from buildings and will typically be hidden from view by landscaping and trees, a less detailed lighting standard could be used.

PROVIDE
DETAIL

General Guidelines:

- Retail buildings and theme restaurants must use lighting fixtures in parking areas that are a continuation of building and pedestrian area theme lights.

PROVIDE
DETAIL

- The maximum height of parking area lights shall be twenty five (25) feet.
- Concrete limited to thirty (30) inches in height may be used for light standard bases in parking area islands to protect lighting from damage.

D. PEDESTRIAN AND ENTRY AREA LIGHTING

In Multi-Family areas, pedestrian and entry area lighting will provide illumination at plaza areas and other public spaces. These standards should not exceed ten (10) feet in height.

As an option, sidewalk level "pocket" lighting may be used when integrated with walls or bollards of acceptable design.

E. ARCHITECTURAL LIGHTING

To highlight monument signs or architectural features such as walls, entryways, or lobbies, dramatic lighting should be used. Spillover lighting from lobby areas is acceptable although glare onto adjacent properties shall be sparingly used to accentuate architecture at key visual areas and not used as an attempt to advertise buildings to roadways.

F. LANDSCAPE LIGHTING

Landscape lighting can be used to highlight landscape features such as specimen trees, or pedestrian areas. As with architectural lighting, lighting sources must be concealed flush with grade or otherwise concealed during the daytime. String lights, with nonflashing small white bulbs, can be used to highlight trees ^{within} public plazas and outdoor eating areas at night to create excitement and a festive ambiance.

within

VII. SIGNAGE

A. GENERAL SIGNAGE STANDARDS

This section represents a selection of sign types and styles to be used in the design of projects within Park Place. These standards establish a system of reasonable, nondiscriminatory criteria to regulate and control the size, location, type and quality of both permanent and temporary signs within Park Place.

Each development represents only a small portion of the project as a whole but contributes significantly to the overall visual image of the community. The uniform application of these provisions will provide the basis for the integrated visual character envisioned for Park Place.

STREET PROGRAM The sign program will inform and direct visitors and accommodate public safety and ease of circulation throughout the project.

General Guidelines:

- Signage along the highway must conform to (Arizona Department of Transportation) ADOT standards. *All others to conform to CITY'S SIGN ORD.*
- All signs shall be maintained in good repair, including the display surface, which shall be kept neatly painted or posted. The exposed backs of all signs visible to the public shall be suitable finished and maintained.
- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.
- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- An effort shall be made to achieve consistency between building style and sign design. In all cases, signage shall be complementary to the exterior treatment of the building or location involved.
- Clear sight triangles shall be observed and enforced at all intersections, corners, parking areas and drives at all times.
- Color schemes for signage shall relate to other signs, graphics and color schemes in the vicinity, in order to achieve an overall sense of identity.

B. PROHIBITED SIGNS

Any sign located on vacant or unoccupied property that was erected for a business which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within thirty (30) days after the use has been abandoned.

Signs constituting a potential traffic hazard or which simulate or imitate in size, color, lettering or design any traffic sign or signal.

Any temporary signs on public property (street, median, island, parkway, sidewalks, traffic control sign posts, utility pole, trees, etc).

Animated or moving signs: signs consisting of any moving, swinging, rotation, flashing, blinking or otherwise animated components.

Time and temperature displays and pole signs.

Off-premise signs: any sign, installed for the purpose of advertising a project, development, event, person or subject not related to the premises upon which sign is located.

Vehicle signs: signs on or affixed to trucks, vans, automobiles, trailers or other vehicles which advertise, or provide direction to, a use or activity not related to the lawful making of deliveries or sales of merchandise or rendering of service from such vehicle.

Portable signs: a freestanding sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies including tailored and A-frame signs, unless otherwise approved by the Planning Commission.

Roof signs: any sign erected, constructed and maintained upon or over the roof of any building, unless it is a projecting under-canopy sign.

VIII. ARCHITECTURE

A. ARCHITECTURAL BASIS

In the built environment, architecture is the most prominent element in defining physical space. The intent of these architectural guidelines is not to stifle individual creativity, but rather to create a framework for a strong collective statement. Color and materials, architectural form, roofs, and other details are specified to provide continuity.

B. MULTI-TENANT RETAIL/COMMERCIAL

General Guidelines:

- Textured, colored concrete, masonry or stucco is common acceptable building materials.
- Building forms should be of simple geometry with traditional rectangular forms most appropriate.
- The predominant building color should be light earth tones, browns, tan, and grays.
- ~~Bright colors shall be limited to signs, doors, window trim, and other detailing related to pedestrian areas.~~ *BR CARG*
- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, and openings that create interest are encouraged.

*TO LIMIT TURNAROUND TIME
R-1 STATES
CREATIVITY
PROMOTES
TOUS NOT*

- Large recessed windows may be used, especially at the ground level, to afford pedestrians protection from the weather and allow window shopping.
- Mechanical equipment shall be screened from public view.
- High quality, roofing, such as sealed nonreflective standing seam (not corrugated) metal, and asphalt/concrete composites are recommended.
- Clay or concrete tile is strongly encouraged.
- Ground level building elevations that are completely screened from public view, such as rear yard service and trash areas, could have reduced window area and detailing. However, all four sides of ~~building~~ ^{experience} of a building shall be architecturally styled.
- Courtyards, atriums and outdoor gathering and eating areas are encouraged. Creating outdoor vitality will improve the pedestrian experience.
- The appropriate use of awnings is encouraged as a way to add color to pedestrians areas.

Park Place PAD

Administrative Minor PAD Amendment

PADA09-048

Western Corner of
Reems Road & Mountain View Boulevard

April 2009

RECEIVED
JUN 03 2009
COMMUNITY
DEVELOPMENT

SIGNATURE BLOCK ADMINISTRATIVE APPROVAL

	 COMMUNITY DEVELOPMENT DIRECTOR
For	 WATER SERVICES DIRECTOR
	 FIRE MARSHAL
For	 CITY ENGINEER

EARL, CURLEY & LAGARDE
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1090
Phoenix, Arizona 85012

April 6, 2009

Mr. Hobart Wingard
City of Surprise Planning Department
12425 W. Bell Road
Suite D-100
Surprise, AZ 85374

Re: Park Place PAD - Administrative Minor PAD Amendment Request
PADA09-048
Removal of Lot 11 from Park Place PAD

Dear Mr. Wingard:

The primary purpose of this request is to remove Lot 11 from the Park Place PAD and incorporate it into the Sun City Grand PAD. Lot 11 is a remnant one-acre parcel located west of Reems Road separated from the remainder of the 114.5 acre Park Place PAD (see Aerial/Vicinity Map, Exhibit A). The Park Place PAD Amendment which was approved in 1996 designated Lot 11 for C-2 (Community Commercial) development (see Approved Park Place – Land Use Plan, Exhibit B). The Park Place PAD was originally part of the 170-acre Parkview PAD that was approved in 1991 prior to the 1996 PAD Amendment. As has been discussed with the City of Surprise staff, an administrative minor PAD amendment is necessary to remove the parcel from the Park Place PAD.

Lot 11 is bound by the Sun City Grand PAD to the west/south with Reems Road to the east and Mountain View Boulevard to the north. The owner of Lot 11 has also acquired approximately two additional acres to the west of Lot 11, which are located within the Sun City Grand PAD. These two acres are designated for "Worship Site" and are designated as R1-5 in the PAD. The companion Sun City Grand PAD amendment application seeks to incorporate Lot 11 from the Park Place PAD into the Sun City Grand PAD and seeks to designate Lot 11 and the additional two acres currently within the Sun City Grand PAD to C-2.

PROPOSED AMENDMENT

As previously stated, the formal request with this application is to remove Parcel 11 from the Park Place PAD (see Proposed Park Place – Land Use Plan, Exhibit C). The majority of the PAD has been developed while remaining undeveloped parcels are noted below. The revised land use breakdown for the Park Place PAD is as follows:

<u>Lot</u>	<u>Acres</u>	<u>Zoning</u>
1	28	R-3 (condo platted 2007 - undeveloped)
2	8.5	R-3 (developed)
3	1	C-2 (developed)
4	8	R-3 (developed)
5	1	C-2 (developed)
6	14.5	R-3 (undeveloped)
7	8	C-2 (undeveloped)
8	10.5	C-2 (developed)
9	10	C-3 (developed)
10	13	C-3 (developed)
11	1	C-2 (undeveloped)
Total	114.5 113.5	

A separate application is being filed concurrently to incorporate Lot 11 into the Sun City Grand PAD and designates the subject site for C-2 development per the Sun City Grand PAD. The General Plan 2030 designates this area as Low Density Residential though the General Plan allows neighborhood supporting commercial and office uses. This amendment will allow comprehensive development of the owner's three total acres, which is currently hindered by having the site bifurcated by two different PADs. Please review the request and let me know if you have any questions or need additional information. Thank you for your time and consideration in this matter.

Very truly yours,


for Michael J. Curley

MJC/aw

Exhibit A

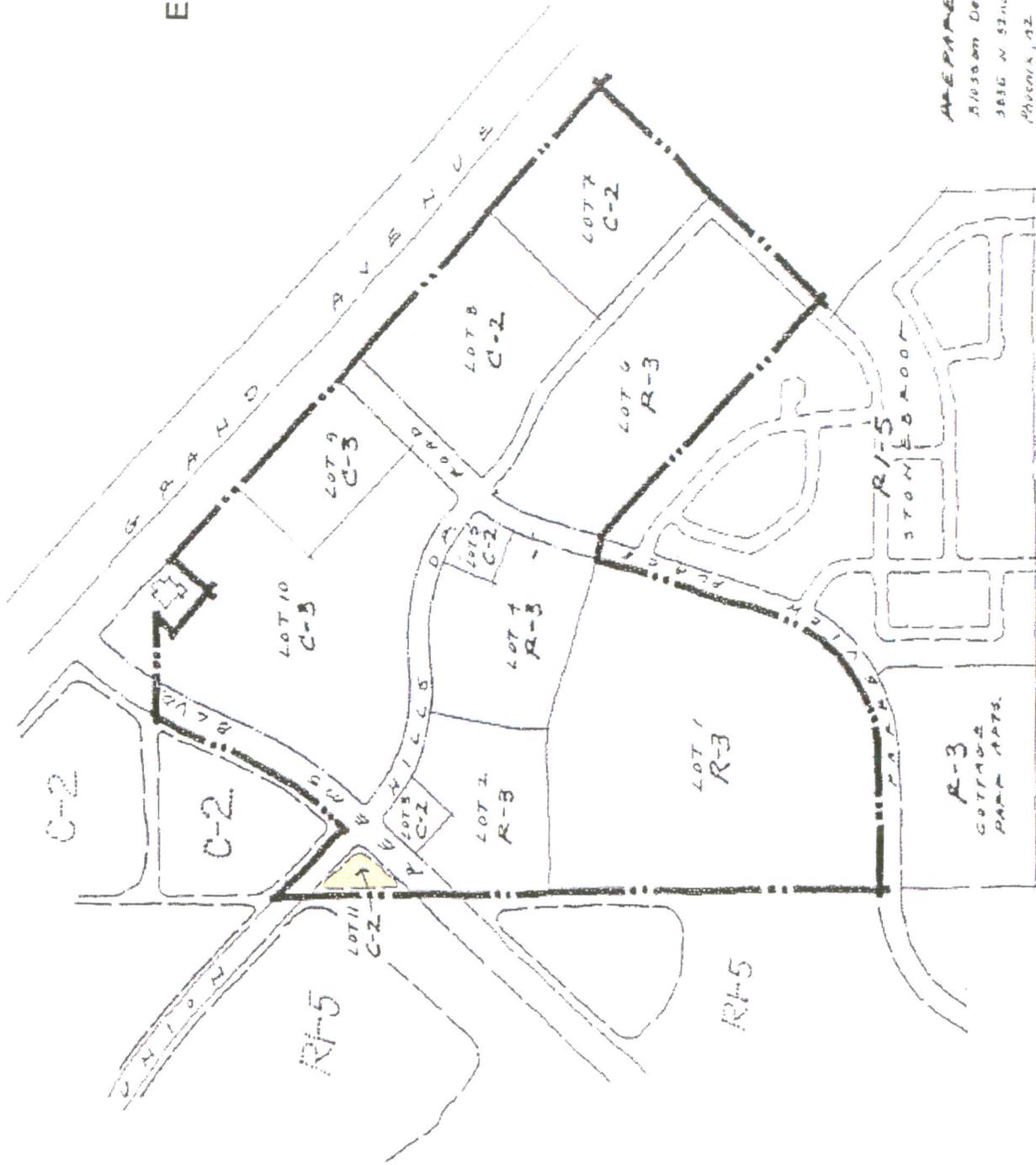


Aerial/Vicinity Map

SWC of Reems Road & Mountain View Boulevard



Exhibit B



PREPARED BY:
BLOSSOM DESIGN GROUP, INC.
3836 N 32ND ST, #A
PHOENIX, AZ 85018

Park Place - Land Use Plan

**PADA – Parkview Place Senior Village – PRJ10-059 / CR10-060
Design Guidelines**

Prepared For:

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ. 85374-7470

Prepared By:



471 High Street SE – Suite 10
Salem, OR. 97301

May 01, 2010

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PADA – Parkview Place Senior Village - PRJ10-059 / CR10-060

Proposed PADA amending PAD91-001 and PADA95-049 (Lot 1)

I. INTRODUCTION – Parkview Place Senior Village

Purpose and Intent:

The following guidelines have been prepared for purpose of developing a “Parkview Place Senior Village” community on the 28.22 acres on the undeveloped Bellazano Condominium site also know as Lot 1 of Park Place Land Use Plan under the PAD 91-001and PADA.95-49. The guidelines for Parkview Place Senior Village are designed to provide and promote design quality, consistency and continuity within the site and the surrounding developments.

Park Place PAD 91-001and PADA 95-49 has been designed to integrate with the Surprise Comprehensive Development Guide. Common community features such as signage, landscape, hardscape, walls, fences and architecture are controlled throughout the community creating unity and a strong collective design.

This document will focus on the design guidelines to facilitate a senior community, by collectively addressing the development of senior housing and senior services to be provided within the site. This community will allow all the types of living associated with retirement allowing people to remain in the neighborhood even as their needs increase.

General Goals:

- Providing the City of Surprise with the necessary assurances that the senior oriented Multi-Family, Institutional and Commercial Office uses will attain the level of quality desired.
- Serve as design criteria for planners, architects, landscape architects, engineers, builders and developers.
- Provide guidance to City Staff, Planning and Zoning Commission and the City Council when reviewing development projects within Parkview Place Senior Village.

-
- Creating a framework and direction for development without limiting designers creativity.

Project location and Site Description

The subject property is located at 18280 North Parkview Place, approximately ¼ mile southwest of Grand Avenue. The 28.22 acre site is a relatively flat undeveloped parcel and is surrounded on all sides by developed Projects. Its northern edge is bounded by a three-story Retirement community and Park Place Condominiums. Across Parkview Place to the east and south side are single family homes and an apartment complex. To its west are single-family homes separated by a north/south block wall.

This undeveloped site is currently approved and subdivided as 439 condominium units known as the Bellazano Condominiums.

The proposed Parkview Place Senior Village PADA covers a comprehensive spectrum of senior housing and care by providing:

- Senior Apartments
- Independent Living
- Assisted Living
- Memory Care
- Skilled Nursing

Senior services:

- Medical offices; providing medical services i.e.: Doctors, Physical Therapists and other related medical professionals.

This community will provide all types of senior living allowing residents to remain in the neighborhood even as their needs increase.

This proposed mix of uses will provide a wide range of employment and service opportunities to the local community and the City of Surprise.

Parkview Place Senior Village PADA with its focus on senior housing and servicing needs is designed to complement the surrounding community by providing:

- Ample setbacks
- A substantial landscape buffer
- Complementary Architectural design
- An extensive network of interconnecting sidewalks.

These design components allow this site to act as a buffer and density transition between lower density residential and higher density residential and service uses.

II. Land Use and Zoning Density

- Current Zoning: R-3 and C-2 Underlying
- Current Density - 20 Dwelling units per acre
- Current Use: Undeveloped
- Proposed Zoning: MU-20 (See Exhibit A)
- Proposed Density - 20 Dwelling units per acre

Proposed Zone Change:

- Surprise AZ LLC - Owner / Developer proposes that within the Parkview Place Senior Village PADA a rezoning to MU-20 (Mixed Use District – 20 dwelling units per acre) be adopted.
- The MU zoning will accommodate all proposed uses (listed below) as well as any other uses within the Senior Village Community.

- The overall proposed density for the site is 20 dwelling units per acre thus creating the proposed zoning designation of **MU-20**.

Proposed Allowed Uses:

- **Memory Care / Alzheimer Facility** (2.95 Acres) *Density 22.4* dwelling units per acre.
- **Senior Apartments** (8.54 Acres) *Density 19.9* dwelling units per acre.
- **Assisted Living / Independent Living** (7.97 Acres) *Density 18.8* dwelling units per acre.
- **Skilled Nursing Facility** (5.55 Acres) 120 Beds *Density 21.6* dwelling units per acre.
- **Medical Office** (1.46 Acres) *Density DNA*.

Note: Additional uses as allowed within the Mixed Use District (MU) designation under the City of Surprise Zoning Ordinance Sec. 122-55.

III. Setbacks

Parkview Senior Village	Current Setback	Proposed Setback
Minimum Front Yard	30 ft	30 ft
Minimum Side Yards	15 ft	10 ft
Minimum Rear Yard	24 ft	24 ft
Rear setback on Parkview Place	N/A	40 ft
Setback along Westerly Boundary (Landscape Buffer)	65 ft	65 ft

IV. Circulation:

The current circulation guidelines as set out in PADA 95-049 will be adhered to with the following additions:
(Exhibit B)

Roads and Drives:

- All development within the Parkview Place Senior Village will acquire access to Parkview Place (110' R.O.W) via the private internal roadway (50' R.O.W.).
- The private roadway (50' R.O.W.) access onto Parkview Place (110' R.O.W) will occur at two primary access points as shown on the circulation plan, (Exhibit B).
- All development within the Senior Village will be interconnected by the private drive (50' R.O.W.).
- No additional direct access onto Parkview Place (110' R.O.W) will be allowed.

Sidewalks:

- An interconnecting network of internal sidewalks with a minimum width of 5 feet will be required along both sides of the private drive (50' R.O.W.) as each site is developed. These sidewalks will be connected to the onsite sidewalks and walkways for each development to create strong pedestrian connectivity throughout the Parkview Place Senior Village.
- A sidewalk a minimum of 5 feet in width running the entire length of the northerly and westerly side of Parkview Place (110' R.O.W) within the Parkview Place Senior Village will be required. This sidewalk will serve to connect with the internal sidewalk system of Parkview Place Senior Village. Additionally this sidewalk will connect with the abutting parcels to the North and West of the site along Parkview Place (110' R.O.W).

V. Architecture

The current architectural guidelines as set out in PADA 95-049 will be adhered to with the following modifications:

- All development within Parkview Place Senior Village should take care to create a cohesive and complementary design that coordinates within the senior community as well as the surrounding development.
- All buildings, with the exception of the medical office site, are to be designed to be residential in nature. Promoting neighborhood atmosphere and community compatibility.

VI. Lighting

The current lighting guidelines as set out in PADA 95-049 will be adhered to with the following modifications:

- Parking area lighting should be positioned to enhance safety for vehicles and pedestrians.
- The minimum height for parking lot lighting fixtures and poles shall be twelve (12) feet.

VII. Site Planning and Grading

The current site plan and grading guidelines as set out in PADA 95-049 will be adhered to with the following modifications:

- Building will be sited based its overall orientation within the Senior Community and not expressly based on fronting the driveway/entrance of the structure.
- Trash Enclosures need to be set at a 30 - 45 degree angle so that trucks can access.

VIII. Parking

Parking will be in accordance with Sect. 122-133, Surprise Unified Development Code, with the parking ratios as designated in the chart below:

<i>Proposed Parking Ratios</i>			
Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Memory Care	0.5 per room	1.0 per room	--
Skilled Nursing Facility	0.5 per room	1.0 per room	--
Senior Apartments	1.5 per DU	1.9 per DU	0.5 per DU
Senior Village – Assisted Living	0.5 per room	1.0 per room	--
Senior Village – Independent Living	1.0 per 3 DU's	1.5 per DU	0.5 per DU
Medical Office	1 per 400 sf GFA	1 per 100 sf GFA	1 per 20 vehicle spaces

- Parking will not be permitted along the internal private road (50' R.O.W.).
- No more than 10 parking spaces in a row without a parking island

Parking along public streets must be screened by one or more of the following treatments

- Berming
- Pony Walls
- Dense Landscaping

IX. Landscape and Hardscape

The current Landscape and Hardscape guidelines as set out in PADA 95-049 will be adhered to with the following modification:

Streetscape

- Landscaping along the abutting portion of the private roadway (50' R.O.W.) will be installed at the time of each development phase.
- Streetscape landscaping for each phase frontage along the private roadway (50'ROW) will be designed in a manner to create consistency and continuity between the individual frontages. With the goal of creating a continuous landscape canopy upon the completion of the final phase.

X. Signage

The current signage guidelines as set out in PADA 95-049 will be adhered to with the follow modifications:

- A common entrance sign identifying each individual site uses within the Parkview Senior Village Development shall be located near both private road entrances. Each developed use will be added and identified on the common entrance sign at the time of each site completion.
- Each developed site shall have an identifying sign(s) at or near its primary entrance(s)
- In the event sites share a combined primary driveway entrance shared signage is allowed.

Exhibit " A "



Land Use Plan Parkview Place Senior Village



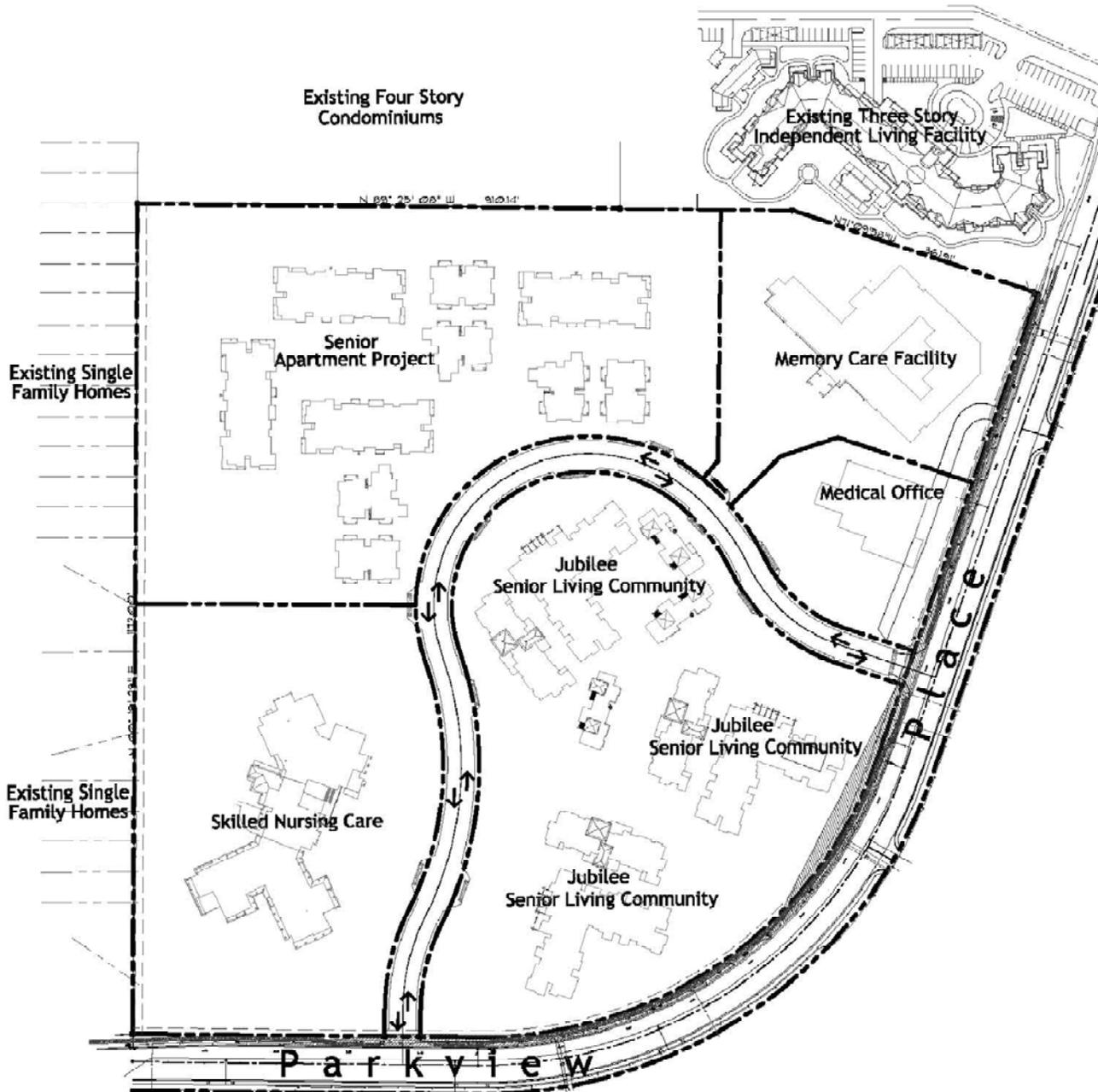


Exhibit " B "

Circulation Map

SCALE: NTS
DATE: 04/20/10